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BLANDFORD ROAD NORTH
POOLE, BH16 6AB



OFFERS OVER £1,000,000

This substantial family home sits in grounds of approximately 3.8 acres and enjoys a semi-rural location and just a short drive from the inner reaches of Poole Harbour and the local towns of Poole, Wareham and beyond to the Jurassic coastline. Offering living space in excess of 3,000 sq.ft the property offers versatility and the potential for multi-generation living with annexe accommodation on the ground floor.

There are three principal reception rooms - each with their own access to outside and two of which have feature fireplaces. The dual aspect kitchen/breakfast room is fitted with a generous range of base and wall units and there is ample floorspace for dining table and chairs to one end of the room, as well as an island unit with breakfast bar in the main kitchen area. Adjoining is a utility room and a study which overlooks the front of the property, and there is further access from the utility room to a separate snug and bedroom - giving potential as a guest suite or annexe accommodation. From the snug, there is pedestrian access to the double garage.

Returning to the main entrance hall foyer, there is a ground floor cloakroom and stairs rising to the first floor where there are four well proportioned double bedrooms. The master has the benefit of a large built-in wardrobe and fully fitted ensuite bathroom with bath and separate shower. Bedroom two also has an ensuite shower room, whilst bedrooms three and four are served by a separate family bathroom.

Outside, approached via a long driveway, there is ample parking to the front of the property and access to the integral double garage. The wrap around garden is laid mainly to lawn with views over the grounds. An extensive patio spanning much of the



rear of the property provides an excellent platform for garden furniture and outdoor entertaining! In the extended grounds there is a large natural wildlife pond and the plot is bounded by mature trees and natural flora and fauna.

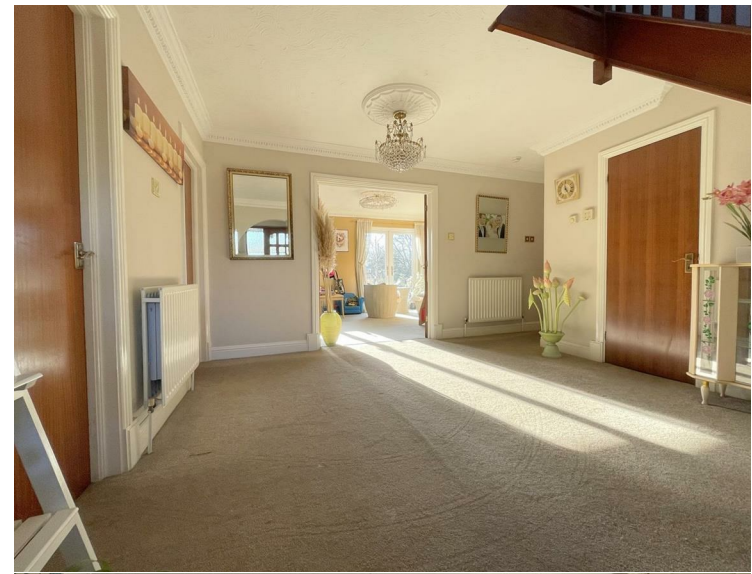
Although occupying a secluded and private spot, the property is within easy reach of the many south coast towns, amenities and places of interest just on the doorstep. There are a number of well-regarded private and state schools in the area including Dumpton School, The Yarrells, Castle Court, Canford, Bryanston and Clayesmore along with reputable Poole and Parkstone Grammar Schools and Lytchett Minster senior school. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour along with award winning sandy beaches from Bournemouth to the Sandbanks peninsular. Other amenities within easy reach include the National Trust Estate of Kingston Lacy, whilst a few miles north is the Cranborne Chase – an Area of Outstanding Natural Beauty and to the east, the New Forest National Park.

It is an easy commute to the Bournemouth/Christchurch/Poole conurbation for those working in the area. The main road network links to the A31 and M27/M3 to London are easily accessible and the express train from Poole to Waterloo ensures the city is within reach in a couple of hours. For wider travel, there are airports at Bournemouth and Southampton and a ferry terminal at Poole.

EPC: D

Council Tax Band: F

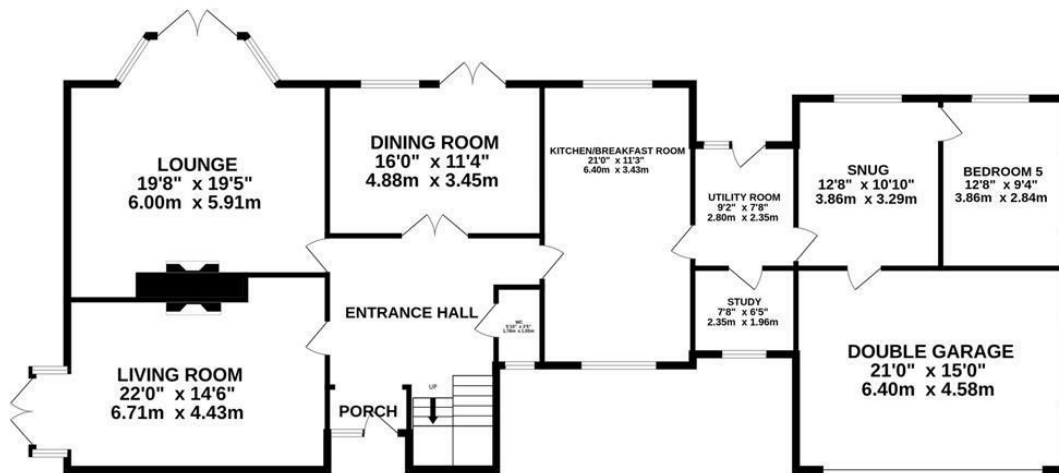
Services: Mains Electric, Gas and Private Drainage



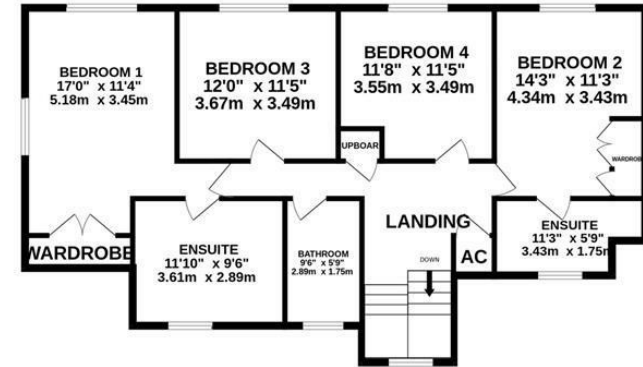




GROUND FLOOR
1919 sq.ft. (178.3 sq.m.) approx.



1ST FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 2942 sq.ft. (273.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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